

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

This form is your receipt  
when stamped by cashier.

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1	Name TUCANNON RANCH, a Washington general partnership	2 Name TUCANNON AG PARTNERSHIP, LLC a Washington limited liability company
	Mailing Address c/o P.O. Box 3030	Mailing Address 219 Highway 261
	City/State/Zip Portland, OR 97208	City/State/Zip Dayton, WA 99328
	Phone No. (including area code)	Phone No. (including area code)
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	
	Name	List all real and personal property tax parcel account numbers – check box if personal property
	Mailing Address	See Attached List <input type="checkbox"/>
	City/State/Zip	<input type="checkbox"/>
	Phone No. (including area code)	<input type="checkbox"/>
		List assessed value(s)

4 Street address of property:

This property is located in Columbia County

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See Attached Legal Description

5 Select Land Use Code(s):  
83 - Agriculture classified under current use chapter 84.34 RCW  
enter any additional codes: 81, 11  
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES NO

☐ ☒

6 Is this property designated as forest land per chapter 84.33 RCW?

YES NO

☐ ☒

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?

☒ ☐

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

☐ ☒

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☒ does ☐ does not, qualify for continuance.

Melanie Mays 3-20-15  
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

Angela Ball (3) OWNER(S) SIGNATURE  
PRINT NAME MEMBER

PRINT NAME

MEMBER

8 Signature of Grantor or Grantor's Agent  
Name (print)  
Date & City of signing  
PAID AMT 59,868.96  
REAL PROPERTY EXCISE TAX Dayton, WA

Signature of Grantee or Grantee's Agent  
Name (print)  
Date & city of signing

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

Parcel Numbers:

Columbia County:

~~1-190-01-000-0001~~ ~~1-200-00-010-0000~~ 1-200-00-021-0002  
1-240-13-012-0000 1-250-12-000-1000

2-013-37-032-5000 2-013-37-033-5000 2-012-37-004-5000  
2-012-37-003-5000 2-012-37-002-7000 2-012-37-001-7000  
2-012-37-011-5000 2-012-37-012-0000 2-012-37-011-3000  
2-012-37-011-4000 2-012-37-011-5010 2-012-37-010-5000  
2-012-37-015-7000 2-012-37-014-1110 2-012-37-013-5000  
2-012-37-013-1000 2-012-37-026-9010 2-012-38-006-9000  
2-012-38-005-0000 2-012-38-004-6000 2-012-38-004-1710  
2-012-38-003-0010 2-012-38-009-0000 2-012-38-008-0000  
2-012-38-007-0000 2-012-38-018-2800 2-013-38-031-5500  
2-013-38-032-4100 2-013-38-033-9000 2-013-38-034-6000

Portions of the following:

2-012-37-024-6610 2-012-37-024-6615 2-012-37-023-0010  
2-012-37-014-9000 2-012-37-014-5000

Garfield County:

2-012-40-016-4020 2-012-40-017-1030 2-012-40-016-3010

EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COLUMBIA, STATE OF WASHINGTON:

Section 1, Township 12 North, Range 37 E, W.M.

ALL THE SOUTH HALF OF SECTION 1 IN TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, AND THE PORTIONS OF GOVERNMENT LOTS 5, 6, 7 AND 8 LYING SOUTH OF THE FOLLOWING BOUNDARY LINE IN SECTION 1, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT A POINT LYING NORTH 71° 59' 58" EAST A DISTANCE OF 3,088.96 FEET FROM THE QUARTER CORNER ON THE WEST LINE OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 2,150 FEET, MORE OR LESS, TO THE EAST LINE OF SECTION 2, THIS BEING THE TRUE POINT OF BEGINNING FOR THE AFORESAID BOUNDARY LINE; THENCE CONTINUING EAST 1,350 FEET, MORE OR LESS; THENCE NORTH TO A POINT OF INTERSECTION WITH THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF THE AFORESAID SECTION 2 LYING NORTH 600 FEET FROM THE QUARTER CORNER OF SECTION 2; THENCE NORTH 73° 53' EAST 4,040 FEET; THENCE SOUTH 50° 08' EAST 340 FEET; THENCE SOUTH 88° 57' EAST 2300 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION; THENCE CONTINUING THE SAID BOUNDARY LINE SOUTH 88° 57' EAST 2250 FEET, MORE OR LESS; THENCE NORTH 84° 45' EAST 1800 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, THIS BEING THE POINT OF TERMINUS OF THE ABOVE DESCRIBED BOUNDARY LINE.

Section 2, Township 12 North, Range 37 E, W.M.

THE FOLLOWING DESCRIBED LAND IN SECTION 2, TOWNSHIP 12 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINE:

BEGINNING AT THE QUARTER CORNER ON THE WEST LINE OF SECTION 2; THENCE NORTH 71° 59' 58" EAST 3,088.96 FEET, THIS BEING THE TRUE POINT OF BEGINNING FOR THE AFORESAID BOUNDARY LINE; THENCE EAST 2,150 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 2; THENCE SOUTH TO THE SOUTHEAST CORNER OF SECTION 2; THENCE WEST

ALONG THE SOUTH LINE OF SECTION 2 TO A POINT OF INTERSECTION WITH A CENTER LINE SURVEY, SAID POINT BEING EAST 1,300 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 2; THENCE FOLLOWING THE EAST LINE OF THE CENTER LINE SURVEY, THIS LINE LYING 200 FEET NORTHERLY AND EASTERLY AND PARALLEL WHEN MEASURED AT RIGHT ANGLES OR RADIALY TO THE CENTER LINE SURVEY, TO A POINT OF INTERSECTION WITH THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE QUARTER CORNER ON THE WEST LINE OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 71° 59' 58" EAST 3,088.96 FEET; THENCE FROM THE POINT OF INTERSECT NORTH 71° 59' 58" EAST TO THE POINT OF BEGINNING.

FOLLOWING IS THE AFORESAID CENTER LINE SURVEY DESCRIPTION: BEGINNING AT A POINT LYING SOUTH 23° 39' 06" EAST 984.01 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 54° 56' 30" WEST 638.14 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE RIGHT 604.61 FEET; THENCE NORTH 24° 42' 40" WEST 515.06 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE LEFT 421.28 FEET; THENCE NORTH 45° 46' 30" WEST 196.63 FEET; THENCE NORTHERLY ALONG A 4° 00' CURVE TO THE RIGHT 727.43 FEET; THENCE NORTH 16° 40' 40" WEST 433.34 FEET; THENCE NORTHERLY ALONG A 4° 00' CURVE TO THE LEFT 800.62 FEET; THENCE NORTH 48° 42' 10" WEST 532.01 FEET; THENCE NORTHERLY ALONG A 1° 15' CURVE TO THE RIGHT 1,641.78 FEET; THENCE NORTH 28° 10' 50" WEST 1,600.61 FEET; THENCE NORTHERLY ALONG A 2° 00' CURVE TO THE RIGHT 2,144.03 FEET; THENCE NORTH 14° 42' 00" EAST 304.28 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE RIGHT 1,172.72 FEET; THENCE NORTH 73° 20' 10" EAST 486.39 FEET; THENCE NORTHERLY ALONG A 2° 00' CURVE TO THE LEFT 334.72 FEET; THENCE NORTH 66° 38' 30" EAST 1,377.98 FEET, THIS BEING THE TERMINUS OF THE CENTER LINE SURVEY.

Section 11, Township 12 North, Range 37 E, W.M.

ALL THAT PORTION LYING NORTHERLY AND EASTERLY OF THE AFORESAID CENTER LINE SURVEY, IN SECTION 11, TOWNSHIP 12 NORTH OF RANGE 37, EAST OF THE WILLAMETTE MERIDIAN.

ALSO, ALL THAT PART THEREOF LYING SOUTH OF THE RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY AND EAST OF THE POWERS COUNTY ROAD NO. 41.

ALSO, ALL THAT LAND LYING SOUTHERLY OF STATE HIGHWAY NO. 261 AND NORTH OF THE OREGON – WASHINGTON RAILROAD & NAVIGATION COMPANY RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 11, TOWNSHIP 12 NORTH, RANGE 37 E, W.M.

SAVE AND EXCEPT: BEGINNING AT A POINT 23.25 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 12 NORTH, RANGE 37 E, W.M. AND RUNNING THENCE EAST 14.40 CHAINS TO THE COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD NORTH 55 ½° WEST 5.08 CHAINS; THENCE NORTH 69° WEST 5.24 CHAINS; THENCE NORTH 76 ½° WEST 5.90 CHAINS; THENCE SOUTH 82° WEST 2 CHAINS; THENCE SOUTH 21° EAST 61.30 CHAINS TO THE POINT OF BEGINNING, THE LAND BEING 1.5 ACRES, MORE OR LESS.

ALSO, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 37 E, W.M. THAT LIES SOUTH OF STATE HIGHWAY NO. 261, WEST OF THE POWERS ROAD, KNOWN AS ROAD LOG NO. 2125, AND NORTHERLY OF THE BOUNDARY LINE OF THE CORPS OF ENGINEERS PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT MONUMENT 908-E-3; THENCE IN A NORTHWESTERLY DIRECTION TO MONUMENT 908-1; THENCE NORTH 29° 20' 47.4" WEST 163.76 FEET TO MONUMENT 908-2; THENCE CONTINUING IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF THE CORPS OF ENGINEERS PROPERTY TO A POINT THE CORP PRPERTY INTERSECTS THE STATE HIGHWAY NO. 261.

TOGETHER WITH AN EXISTING WELL, PUMP, AND PIPELINE.

TOGETHER WITH A WATER AND PIPE LINE SHOWN AS L/S WATERING AND PIPELINE RESERVATION 104-10 AS SHOWN ON THE CORPS OF ENGINEERS MAP.

Section 12, Township 12 North, Range 37 E, W.M.

ALL OF SECTION 12, TOWNSHIP 12 NORTH OF RANGE 37, EAST OF THE WILLAMETTE MERIDIAN.

Section 13, Township 12 North, Range 37 E, W.M.

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE



WILLAMETTE MERIDIAN, COLUMBIA COUNTY, WASHINGTON, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, THENCE SOUTH 02° 34' 17" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, 1188.30 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THAT PARCEL DEEDED TO COLUMBIA COUNTY GRAIN GROWERS AND FILED IN AUDITOR'S DRAWER 2Q AT FRAME 502 WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 56° 47' 37" WEST ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL 485.99 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 33° 12' 23" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 80.00 FEET; THENCE SOUTH 56° 47' 37" EAST, PARALLEL TO THE SOUTHWESTERLY LINE OF SAID PARCEL 629.62 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE SOUTH 33° 11' 07" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 30.05 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 56° 47' 37" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 179.64 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 02° 34' 17" EAST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 61.57 FEET TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

ALSO, BEGINNING AT THE CENTER OF SAID SECTION 13; THENCE NORTH 564 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE EAST TO THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13; THENCE WEST ON THE SOUTHERLY LINE OF THE AFORESAID NORTHEAST QUARTER TO A POINT 564 FEET EAST OF THE CENTER OF SECTION 13; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT: THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO HARVEY A. FLETCHER, JR. BY QUIT CLAIM DEED DATED FEBRUARY 18, 1992 AND RECORDED IN DRAWER 2Q AT FRAME 356, UNDER AUDITOR'S FILE NO. 356, RECORDS OF COLUMBIA COUNTY, WASHINGTON:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 86° 25' 3" WEST 385.64 FEET; THENCE NORTH 20° 48' 1" EAST 110.65 FEET; THENCE NORTH 39° 7' 0" EAST 126.00 FEET; THENCE NORTH 51° 50' 0" EAST 228.00 FEET; THENCE NORTH 61° 17' 0" EAST 91.29 FEET; THENCE SOUTH 1° 5' 7" EAST 361.72 FEET TO THE PLACE OF BEGINNING.

ALSO, ALL OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING NORTHEASTERLY OF HIGHWAY 261, AND THE FOLLOWING DESCRIBED LINE LYING PARALLEL TO AND EASTERLY 200 FEET WHEN MEASURED AT RIGHT ANGLES OR RADially TO THE FOLLOWING DESCRIBED CENTER LINE SURVEY: BEGINNING AT A POINT LYING SOUTH 23° 39' 06" EAST 984.01 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 54° 56' 30" WEST 638.14 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE RIGHT 604.61 FEET; THENCE NORTH 24° 42' 40" WEST 515.06 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE LEFT 421.28 FEET; THENCE NORTH 45° 46' 30" WEST 196.63 FEET; THENCE NORTHERLY ALONG A 4° 00' CURVE TO THE RIGHT 727.43 FEET; THENCE NORTH 16° 40' 40" WEST 433.34 FEET; THENCE NORTHERLY ALONG A 4° 00' CURVE TO THE LEFT 800.62 FEET; THENCE NORTH 48° 42' 10" WEST 532.01 FEET; THENCE NORTHERLY ALONG A 1° 15' CURVE TO THE RIGHT 1,641.78 FEET; THENCE NORTH 28° 10' 50" WEST 1,600.61 FEET; THENCE NORTHERLY ALONG A 2° 00' CURVE TO THE RIGHT 2,144.03 FEET; THENCE NORTH 14° 42' 00" EAST 304.28 FEET; THENCE NORTHERLY ALONG A 5° 00' CURVE TO THE RIGHT 1,172.72 FEET; THENCE NORTH 73° 20' 10" EAST 486.39 FEET; THENCE NORTHERLY ALONG A 2° 00' CURVE TO THE LEFT 334.72 FEET; THENCE NORTH 66° 38' 30" EAST 1,377.98 FEET, THIS BEING THE TERMINUS OF THE CENTER LINE SURVEY.

ALSO, THE FOLLOWING DESCRIBED TRACT LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT A POINT WHERE THE EASTERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER BISECTS THE NORTH BOUNDARY LINE OF COUNTY ROAD NO. 42, SAID POINT LYING NORTH 33 FEET MORE OR LESS FROM THE CENTER OF SECTION 13; THENCE CONTINUING NORTH 430 FEET; THENCE WEST 209 FEET; THENCE NORTH 209 FEET; THENCE EAST 209 FEET; THENCE NORTH TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE WEST ON

THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER TO A POINT 1,830 FEET, MORE OR LESS, SAID LINE INTERSECTING THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 42; THENCE SOUTHERLY AND EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42 TO THE POINT OF BEGINNING.

ALSO, A FRACTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE EAST BOUNDARY LINE OF SAID SECTION 13; THENCE WEST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, 430 FEET, THIS POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 28° 53' WEST 398 FEET; THENCE SOUTH 10° 30' WEST 945 FEET; THENCE NORTH 48° WEST 715 FEET MORE OR LESS TO INTERSECT THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 805 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE EAST 890 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Section 14, Township 12 North, Range 37 E, W.M.

ALL OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING AND BEING ON THE NORTHEASTERLY SIDE OF THE AFORESAID CENTER LINE SURVEY.

ALSO, ALL OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., LYING SOUTHWESTERLY OF THE RIGHT OF WAY OF THE OREGON - WASHINGTON RAILROAD & NAVIGATION COMPANY. SAVE AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY, LYING IN SAID SECTION 14:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, AND IN THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 12 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, WASHINGTON STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 EAST, SAID POINT BEING MONUMENTED WITH A ONE-HALF INCH REBAR WITH PLASTIC CAP STAMPED "TOMKINS



SURVEYING" SET IN A WATER VALVE CASE AS CALLED FOR ON THAT SURVEY RECORDED IN BOOK 4 AT PAGE 81, AND BEARS SOUTH 46°56'54" EAST 3762.81 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, SAID POINT BEING MONUMENTED WITH A RAILROAD IRON AS CALLED FOR ON THAT SURVEY IN BOOK 3 AT PAGE 53; THENCE SOUTH 86°26'59" WEST 742.86 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 86°26'59" WEST, ALONG SAID LINE, 1324.57 FEET TO THE CENTERLINE OF THE TUCANNON RIVER; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF THE TUCANNON RIVER, THE FOLLOWING COURSES, NORTH 62°11'48" WEST 595.51 FEET; THENCE NORTH 69°11'14" WEST 352.86 FEET; THENCE NORTH 42°03'30" WEST 244.15 FEET; THENCE NORTH 03°37'12" WEST 255.96 FEET; THENCE NORTH 24°42'24" WEST 116.86 FEET; THENCE NORTH 04°31'15" EAST 356.74 FEET; THENCE NORTH 42°59'35" WEST 165.58 FEET; THENCE NORTH 26°21'40" WEST 169.44 FEET; THENCE NORTH 68°39'11" WEST 70.29 FEET; THENCE, DEPARTING SAID CENTERLINE OF THE TUCANNON RIVER, NORTH 50°20'24" EAST 715.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 261; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°14'00", RADIUS LENGTH OF 2750.00 FEET, CHORD BEARING OF SOUTH 59°15'15" EAST, CHORD LENGTH OF 251.10 FEET, A CURVE LENGTH OF 251.18 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 261; THENCE SOUTH 56°38'15" EAST 2254.07 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 261, TO THE EASTERLY RIGHT OF WAY LINE OF VACATED OAK STREET; THENCE SOUTH 33°12'23" WEST 232.51 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF VACATED OAK STREET; THENCE SOUTH 56°47'37" EAST 100.00 FEET; THENCE SOUTH 33°12'23" WEST 110.00 FEET, ALONG A LINE BETWEEN LOT 7 AND LOT 6 OF BLOCK 5 OF BLACKMAN ADDITION TO THE TOWN OF STARBUCK, TO THE SOUTHEASTERLY CORNER OF LOT 7 IN SAID BLOCK 5; THENCE SOUTH 22°40'36" EAST 217.55 FEET TO A POINT ON THE WEST LINE OF LOT 7 OF BLOCK 3 OF SAID ADDITION; THENCE SOUTH 02°53'50" EAST 65.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

Section 15, Township 12 North, Range 37 E, W.M.

ALL THAT PART OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., LYING SOUTH AND EASTERLY OF THE POWERS COUNTY ROAD

#41 AS SAME EXISTED OVER AND ACROSS SAID SECTION AS OF NOVEMBER 8, 1917.

Sections 3 and 4, Township 12 North, Range 38 E, W.M.

THE SOUTHWEST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER, GOVERNMENT LOTS 3 AND 4 (THE SAME BEING THE NORTH HALF OF THE NORTHWEST QUARTER), AND NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 38, EAST OF THE WILLAMETTE MERIDIAN.

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 12 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, WASHINGTON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE PIPE MARKING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88° 30' 21" EAST A DISTANCE OF 5261.51 FEET TO THE PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 14° 58' 15" EAST A DISTANCE OF 2567.52 FEET TO A POINT IN A NORTH-SOUTH FENCE; THENCE NORTH 30° 32' 00" EAST OR SOUTH 30° 32' 00" WEST, AS REQUIRED TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY TO A POINT WHICH BEARS NORTH 14° 53' 08" EAST A DISTANCE OF 846.26 FEET FROM A 5/8" X 30" REBAR WITH A PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE SOUTH 01° 41' 05" EAST FOR A DISTANCE OF 428.13 FEET; THENCE NORTH 83° 49' 29" EAST FOR A DISTANCE OF 187.87 FEET, TO A 5/8" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE SOUTH 58° 37' 52" EAST FOR A DISTANCE OF 25.23 FEET; THENCE SOUTH 51° 28' 40" EAST FOR A DISTANCE OF 125.03 FEET; THENCE SOUTH 52° 11' 46" EAST FOR A DISTANCE OF 237.65 FEET; THENCE SOUTH 89° 52' 11" EAST FOR A DISTANCE OF 241.20 FEET; THENCE NORTH 85° 14' 46" EAST FOR A DISTANCE OF 234.97 FEET; THENCE NORTH 00° 53' 41" EAST FOR A DISTANCE OF 241.92 FEET TO A 5/8" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE NORTH 64° 36' 33" EAST FOR A DISTANCE OF 288.91 FEET; THENCE NORTH 77° 24' 05" EAST FOR A DISTANCE OF 322.87 FEET; THENCE NORTH 83° 19' 32"

EAST FOR A DISTANCE OF 200.33 FEET TO A 5/8" X 30" REBAR WITH A PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE NORTH 29° 24' 52" EAST FOR A DISTANCE OF 104.28 FEET; THENCE NORTH 13° 56' 37" WEST FOR A DISTANCE OF 417.29 FEET; THENCE NORTH 25° 49' 04" EAST FOR A DISTANCE OF 177.91 FEET; THENCE NORTH 61° 46' 03" EAST FOR A DISTANCE OF 233.85 FEET; THENCE NORTH 47° 37' 04" EAST FOR A DISTANCE OF 421.09 FEET TO A 5/8" X 30" REBAR WITH A PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE SOUTH 89° 41' 30" EAST FOR A DISTANCE OF 261.95 FEET; THENCE NORTH 58° 11' 11" EAST FOR A DISTANCE OF 108.48 FEET; THENCE SOUTH 89° 18' 50" EAST FOR A DISTANCE OF 90.85 FEET; THENCE SOUTH 44° 37' 08" EAST FOR A DISTANCE OF 97.37 FEET; THENCE SOUTH 12° 06' 13" WEST FOR A DISTANCE OF 141.70 FEET; THENCE SOUTH 79° 01' 51" EAST FOR A DISTANCE OF 188.59 FEET TO A 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE SOUTH 49° 12' 25" EAST FOR A DISTANCE OF 307.78 FEET; THENCE NORTH 55° 00' 54" EAST FOR A DISTANCE OF 234.30 FEET; THENCE SOUTH 67° 49' 03" EAST FOR A DISTANCE OF 151.89 FEET; THENCE SOUTH 50° 47' 21" EAST FOR A DISTANCE OF 137.53 FEET; THENCE SOUTH 43° 54' 22" EAST FOR A DISTANCE OF 309.50 FEET; THENCE NORTH 39° 41' 04" EAST FOR A DISTANCE OF 89.63 FEET TO A 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE NORTH 09° 22' 13" EAST FOR A DISTANCE OF 434.81 FEET; THENCE NORTH 03° 16' 04" EAST FOR A DISTANCE OF 547.40 FEET; THENCE NORTH 55° 23' 06" WEST FOR A DISTANCE OF 269.14 FEET; THENCE NORTH 19° 35' 54" EAST FOR A DISTANCE OF 495.04 FEET; THENCE SOUTH 63° 44' 52" EAST FOR A DISTANCE OF 1052.73 FEET TO A 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE SOUTH 87° 19' 50" EAST FOR A DISTANCE OF 198.71 FEET; THENCE SOUTH 84° 40' 51" EAST FOR A DISTANCE OF 191.84 FEET; THENCE SOUTH 83° 14' 39" EAST FOR A DISTANCE OF 607.54 FEET; THENCE NORTH 74° 31' 22" EAST FOR A DISTANCE OF 94.14 FEET TO A 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE NORTH 29° 12' 28" WEST FOR A DISTANCE OF 244.57 FEET; THENCE NORTH 06° 27' 55" WEST FOR A DISTANCE OF 314.72 FEET; THENCE NORTH 33° 54' 24" EAST FOR A DISTANCE OF 62.74 FEET TO A 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"; THENCE NORTH 89° 57' 04" EAST FOR A DISTANCE OF 254.49 FEET; THENCE NORTH 70° 57' 14" EAST FOR A DISTANCE OF 367.12 FEET; THENCE NORTH 87° 13' 16" EAST FOR A DISTANCE OF 156.00 FEET; THENCE NORTH 74° 39' 57" EAST FOR A DISTANCE OF 178.26 FEET; THENCE

NORTH 79° 25' 11" EAST FOR A DISTANCE OF 172.93 FEET; THENCE NORTH 53° 26' 48" EAST FOR A DISTANCE OF 90.24 FEET; THENCE NORTH 63° 11' 08" EAST FOR A DISTANCE OF 158.82 FEET; THENCE NORTH 37° 19' 05" EAST FOR A DISTANCE OF 117.59 FEET; THENCE NORTH 02° 42' 30" WEST FOR A DISTANCE OF 262.95 FEET TO A FENCE CORNER WITH FENCES RUNNING NORTH, EAST AND WEST; THENCE NORTH 1° 33' 44" WEST OR SOUTH 1° 33' 44" EAST, AS REQUIRED, TO THE NORTH LINE OF SAID SECTION 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 3 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SECTION 3 TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 4; THENCE WESTERLY ALONG THE SOUTH LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 4 TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 2; THENCE SOUTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

**SAVE AND EXCEPT:**

A TRACT OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, IN TOWNSHIP 12 NORTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, WASHINGTON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE PIPE MARKING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88° 30' 21" EAST A DISTANCE OF 5261.51 FEET TO THE PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 14° 58' 15" EAST A DISTANCE OF 2567.52 FEET TO A POINT IN A NORTH-SOUTH FENCE; THENCE NORTH 69° 13' 54" EAST A DISTANCE OF 3167.97 FEET TO A 5/8" X 30" REBAR WITH A PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING", SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 01° 31' 39" WEST FOR A DISTANCE OF 241.23 FEET ALONG A NORTH-SOUTH FENCE LINE; THENCE NORTH 89° 18' 50" WEST FOR A DISTANCE OF 217.41 FEET; THENCE SOUTH 44° 37' 08" EAST FOR A DISTANCE OF 97.37 FEET; THENCE SOUTH 12° 06' 13" WEST FOR A DISTANCE OF 141.70 FEET; THENCE SOUTH 79° 01' 51" EAST FOR A DISTANCE OF 188.59 FEET TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

Sections 5, 7, 8, 9 and 18 of Township 12 North, Range 38 E, W.M.

ALL OF SECTIONS 5, 7, 8 AND 9 AND THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 12 NORTH OF RANGE 38, EAST OF THE WILLAMETTE MERIDIAN. SAVE AND EXCEPT THE FOLLOWING:

BEGINNING AT THE QUARTER SECTION CORNER ON THE WEST BOUNDARY OF SAID SECTION 18, TOWNSHIP AND RANGE AFORESAID; THENCE NORTH ALONG SAID BOUNDARY LINE 447 FEET; THENCE NORTH 66° 33' EAST 340 FEET; THENCE SOUTH 89° 30' EAST 284 FEET; THENCE NORTH 77° 54' EAST 282 FEET; THENCE NORTH 76° 23' EAST 312 FEET; THENCE NORTH 59° 8' EAST 290 FEET; THENCE NORTH 47° 34' EAST 244 FEET; THENCE NORTH 61° 15' EAST 95 FEET; THENCE NORTH 88° 52' EAST 250 FEET; THENCE NORTH 66° 10' EAST 190 FEET; THENCE SOUTH 79° 26' EAST 232 FEET; THENCE NORTH 80° 10' EAST 130 FEET; THENCE SOUTH 84° 9' EAST 294 FEET; THENCE SOUTH 87° 24' EAST 141 FEET, MORE OR LESS, TO INTERSECT THE EASTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH ALONG THE SAID EASTERLY BOUNDARY LINE OF SAID "FORTY" 1105 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID "FORTY"; THENCE WEST ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, 2,890 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A FRACTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, SAID TOWNSHIP AND RANGE.

ALSO, A FRACTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 38 E, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 226 FEET; THENCE SOUTH 87° 24' EAST 123 FEET; THENCE NORTH 58° 26' EAST 140 FEET; THENCE NORTH 73° 18' EAST 121 FEET; THENCE SOUTH 88° 11' EAST 98 FEET; THENCE SOUTH 83° 55' EAST 123 FEET; THENCE NORTH 4° EAST 125 FEET; THENCE NORTH 46° 30' EAST 49 FEET; THENCE NORTH 74° 25' EAST 389 FEET; THENCE NORTH 39° 30' EAST 165 FEET; THENCE NORTH 62° 43' EAST 220 FEET; THENCE SOUTH 88° 56' EAST 41 FEET, MORE OR LESS, TO INTERSECT THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH ALONG SAID BOUNDARY LINE 1,025 FEET TO THE NORTHEAST CORNER OF SAID FORTY; THENCE SOUTH 89° 50' WEST 1,320 FEET TO THE NORTHWEST



CORNER OF SAID FORTY; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID FORTY TO THE POINT OF BEGINNING.

Section 6, Township 12 North, Range 38 E, W.M.

ALL THAT PORTION OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 38 E, W.M. LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., SAID POINT LYING NORTH 600 FEET FROM THE QUARTER SECTION CORNER; THENCE NORTH 73° 53' EAST 4,040 FEET; THENCE SOUTH 50° 08' EAST 340 FEET; THENCE SOUTH 88° 57' EAST 4,550 FEET; THENCE NORTH 84° 45' EAST 1,800 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 38 E, W.M.; THENCE CONTINUING NORTH 84° 45' EAST 700 FEET; THENCE NORTH 61° 07' EAST 1,400 FEET; THENCE NORTH 50° 53' EAST 2,450 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID SECTION 6.

Section 31, Township 13 North, Range 38 E, W.M.

ALSO ALL THOSE LANDS IN SECTION 31, TOWNSHIP 13 NORTH, RANGE 38 E, W.M., LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINE RUNNING THROUGH GOVERNMENT LOTS 3, 4 AND 7 AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SAID SECTION 31:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., SAID POINT LYING NORTH 600 FEET FROM THE QUARTER CORNER; THENCE NORTH 73° 53' EAST 4,040 FEET; THENCE SOUTH 50° 08' EAST 340 FEET; THENCE SOUTH 88° 57' EAST 4,550 FEET; THENCE NORTH 84° 45' EAST 2,500 FEET; THENCE NORTH 61° 07' EAST 1,400 FEET; THENCE NORTH 50° 53' EAST 2,450 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 13 NORTH, RANGE 38 E, W.M.; THENCE NORTH 32° 32' EAST TO THE SOUTH LINE OF GOVERNMENT LOT 6 IN SAID SECTION 31; THENCE EAST TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 IN SAID SECTION 31; THENCE NORTH ALONG THE EASTERLY SIDE OF GOVERNMENT LOT 6 TO A POINT LYING NORTH 270 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 7 IN SAID SECTION 31; THENCE NORTH 79° 22' EAST TO A POINT ON THE EAST LINE OF SAID LOT 7, THIS BEING THE POINT OF TERMINUS FOR THE ABOVE DESCRIBED BOUNDARY LINE.

ALSO, A PERPETUAL AND ASSIGNABLE EASEMENT AND RIGHT OF WAY FOR LIVESTOCK WATER-ACCESS PURPOSES OVER AND ACROSS AND

THROUGH A STRIP OF LAND LYING IN GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 13 NORTH, RANGE 38 E, W.M., SAID STRIP OF LAND BEING 300 FEET IN WIDTH, BEING 150 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT LYING NORTH 82° 24' 29" WEST 1,395.13 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 38 E, W.M.; THENCE NORTH 64° 20' WEST 1,100 FEET TO A POINT ON THE ORDINARY HIGH-WATER LINE OF THE SNAKE RIVER AND THE POINT OF TERMINUS FOR THE ABOVE DESCRIBED CENTER LINE.

ALSO, A PERPETUAL AND ASSIGNABLE EASEMENT AND RIGHT OF WAY FOR LIVESTOCK WATER-ACCESS PURPOSES OVER AND ACROSS AND THROUGH A STRIP OF LAND LYING IN GOVERNMENT LOTS 6 AND 7 IN SECTION 31, TOWNSHIP 13 NORTH, RANGE 38 E, W.M., SAID STRIP OF LAND BEING 300 FEET IN WIDTH, BEING 150 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT LYING NORTH 18° 18' 14" WEST A DISTANCE OF 3,633.96 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 14° 24' WEST 850 FEET; THENCE NORTH 17° 16' EAST 600 FEET TO A POINT ON THE ORDINARY HIGH-WATER LINE OF THE SNAKE RIVER AND THE POINT OF TERMINUS OF THE ABOVE DESCRIBED CENTER LINE. PROVIDED THAT THE GOVERNMENT, WITHOUT EXPENSE TO THE GRANTORS SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED AN 84" C.M.P CULVERT UNDER THE LITTLE GOOSE LOCK AND DAM SOUTH SHORE ACCESS ROAD AND THE GRANTORS' EASEMENT AND RIGHTS HEREIN RESERVED ACROSS SAID ROAD SHALL BE RESTRICTED AND CONFINED TO SAID CULVERT. THE ABOVE RIGHTS, EASEMENTS AND RIGHTS OF WAY ARE SUBJECT TO THE RIGHT OF THE UNITED STATES OR ITS ASSIGNS TO OVERFLOW, INUNDATE, SATURATE AND ERODE THE LANDS DESCRIBED ABOVE WITH THE POOL CREATED BY THE LOWER MONUMENTAL LOCK AND DAM OR THE FLOW OR POOL CREATED BY ANY OTHER NAVIGATION OR MULTI-PURPOSE PROJECT CONSTRUCTED BY THE UNITED STATES.

**Section 32, Township 13 North, Range 38 E, W.M.**

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 32, TOWNSHIP 13 NORTH, RANGE 38 E, W.M.; AND ALSO THAT PORTION OF GOVERNMENT LOT 4 IN SAID SECTION 32, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE ACROSS GOVERNMENT LOT 4:

    BEGINNING AT A POINT NORTH 1,300 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4;  
    THENCE NORTH 84° 41' EAST 1,320 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID SECTION 32.

Section 34, Township 13 North, Range 38 E, W.M.

THE WEST HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 38 E, W.M.

Section 33, Township 13 North, Range 38 E, W.M.

ALL OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 38 E, W.M., LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED BOUNDARY LINE:

BEGINNING AT A POINT LYING NORTH 1,300 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 13 NORTH, RANGE 38 E, W.M.; THENCE NORTH 84° 41' EAST 1,320 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF SAID SECTION 33; THENCE CONTINUING NORTH 84° 41' EAST 630 FEET, MORE OR LESS; THENCE NORTH 69° 20' EAST 2,170 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION 33; THENCE SOUTHWESTERLY ALONG THIS LINE TO A POINT OF INTERSECTION WITH THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT LYING NORTH 32° 52' 41" EAST 5,969.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH TO THE POINT OF SAID INTERSECTION; THENCE SOUTH TO A POINT LYING NORTH 32° 52' 41" EAST 5,969.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE EAST 950 FEET; THENCE NORTH TO THE NORTHERLY LINE OF SAID SECTION 33; THENCE EAST TO THE NORTHEAST CORNER OF SAID SECTION 33, THIS BEING THE POINT OF TERMINUS FOR THE ABOVE DESCRIBED BOUNDARY LINE.

ALSO, A PERPETUAL AND ASSIGNABLE EASEMENT AND RIGHT OF WAY FOR LIVESTOCK WATER-ACCESS PURPOSES OVER, ACROSS AND THROUGH A STRIP OF LAND LYING IN GOVERNMENT LOT 1, SECTION 33, TOWNSHIP 13 NORTH, RANGE 38 E, W.M., SAID STRIP OF LAND BEING 300 FEET IN WIDTH, BEING 150 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT LYING NORTH 9° 20' 07" EAST 3,793.19 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 17° 10' WEST 900 FEET TO A POINT ON THE ORDINARY HIGH-WATER LINE OF THE SNAKE RIVER AND THE POINT OF TERMINUS FOR THE ABOVE DESCRIBED CENTER LINE. THE ABOVE RIGHTS, EASEMENTS AND RIGHTS OF WAY ARE SUBJECT TO THE RIGHT OF THE UNITED STATES OR ITS ASSIGNS TO OVERFLOW, INUNDATE, SATURATE AND ERODE THE LANDS DESCRIBED ABOVE WITH THE POOL CREATED BY THE LOWER MONUMENTAL LOCK AND DAM OR THE FLOW OR POOL CREATED BY

ANY OTHER NAVIGATION OR MULTI-PURPOSE PROJECT  
CONSTRUCTED BY THE UNITED STATES.

Sections 23, 24, 25 & 26, Township 12 North, Range 37 E, W.M.

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, ALL IN TOWNSHIP 12 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, WASHINGTON STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING MONUMENTED WITH A TWO INCH ALUMINUM CAP STAMPED "TOMKINS LAND SURVEYING" AS SHOWN ON THAT SURVEY RECORDED IN THE COLUMBIA COUNTY AUDITORS OFFICE IN BOOK 3 AT PAGE'S 50 AND 51, AND BEARS SOUTH 86°33'59" WEST 2651.10 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING MONUMENTED THE SAME AS THE AFORESAID NORTHWEST CORNER OF SECTION 24; THENCE NORTH 86°33'59" EAST 898.48 FEET, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 86°33'59" EAST 602.42 FEET, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 01°40'18" WEST 286.86 FEET; THENCE SOUTH 67°32'00" EAST 132.05 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF KELLOGG HOLLOW ROAD; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES, SOUTH 26°40'31" WEST 457.05 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°46'40", RADIUS LENGTH OF 1209.29 FEET, CHORD BEARING OF SOUTH 33°33'48" WEST, CHORD LENGTH OF 290.09 FEET, A CURVE LENGTH OF 290.79 FEET; THENCE SOUTH 40°27'08" WEST 228.05 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°47'18", RADIUS LENGTH OF 846.90 FEET, CHORD BEARING OF SOUTH 22°03'30" WEST, CHORD LENGTH OF 534.48 FEET, A CURVE LENGTH OF 543.77 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH 73°06'31" WEST 234.29 FEET; THENCE NORTH 14°51'58" WEST 27.15 FEET; THENCE SOUTH 72°02'22" WEST 387.48 FEET; THENCE NORTH 53°00'49" WEST 805.30 FEET; THENCE NORTH 09°03'56" EAST 222.29 FEET; THENCE NORTH 61°40'34" EAST 983.77 FEET; THENCE NORTH 27°53'17" EAST 477.60 FEET; THENCE NORTH 32°00'04" EAST

**222.36 FEET TO THE POINT OF BEGINNING FOR THIS  
DESCRIPTION.**

**ALL THAT PART OF THE WEST HALF AND THE NORTHWEST QUARTER  
OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 NORTH,  
RANGE 37 E, W.M., LYING NORTH AND WEST OF CEMETERY HILL ROAD.**

**PARCEL B OF THAT CERTAIN SURVEY FILED MAY 30, 1996 IN BOOK 3 OF  
SURVEYS AT PAGES 50 & 51, UNDER AUDITOR'S FILE NO. 9626, RECORDS  
OF COLUMBIA COUNTY, WASHINGTON, LOCATED IN THE WEST HALF  
OF SECTION 24 AND THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 25, ALL IN TOWNSHIP 12 NORTH, RANGE 37 E,  
W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE  
NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 86°  
33' 59" WEST FOR A DISTANCE OF 1150.21 FEET ALONG THE  
NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24;  
THENCE SOUTH 01° 40' 12" WEST FOR A DISTANCE OF 286.87 FEET;  
THENCE SOUTH 67° 31' 58" EAST FOR A DISTANCE OF 192.21 FEET  
TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF  
WHETSTONE ROAD, ALSO KNOWN AS KELLOGG ROAD, BEING  
THE TRUE POINT OF BEGINNING; THENCE ALONG SAID  
EASTERLY RIGHT OF WAY LINE BY THE FOLLOWING COURSES;  
THENCE SOUTH 26° 40' 29" WEST FOR A DISTANCE OF 461.47 FEET;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF  
1269.29 FEET AND AN ARC LENGTH OF 305.22 FEET, BEING  
SUBTENDED BY A CHORD OF SOUTH 33° 33' 48" WEST FOR A  
DISTANCE OF 304.49 FEET; THENCE SOUTH 40° 27' 08" WEST FOR A  
DISTANCE OF 228.05 FEET; THENCE ALONG A CURVE TO THE  
LEFT HAVING A RADIUS OF 786.90 FEET AND AN ARC LENGTH OF  
510.07 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 21° 52' 58"  
WEST FOR A DISTANCE OF 501.18 FEET; THENCE SOUTH 03° 18' 49"  
WEST FOR A DISTANCE OF 245.82 FEET; THENCE ALONG A CURVE  
TO THE LEFT HAVING A RADIUS OF 1511.22 FEET AND AN ARC  
LENGTH OF 307.99 FEET, BEING SUBTENDED BY A CHORD OF  
SOUTH 02° 31' 30" EAST FOR A DISTANCE OF 307.45 FEET; THENCE  
SOUTH 08° 21' 48" EAST FOR A DISTANCE OF 886.75 FEET; THENCE  
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1571.26 FEET  
AND AN ARC LENGTH OF 457.73 FEET, BEING SUBTENDED BY A  
CHORD OF SOUTH 16° 42' 32" EAST FOR A DISTANCE OF 456.11  
FEET; THENCE SOUTH 25° 03' 16" EAST FOR A DISTANCE OF  
1860.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A  
RADIUS OF 1298.43 FEET AND AN ARC LENGTH OF 402.91 FEET,  
BEING SUBTENDED BY A CHORD OF SOUTH 16° 09' 54" EAST FOR A  
DISTANCE OF 401.29 FEET; THENCE SOUTH 07° 16' 32" EAST FOR A  
DISTANCE OF 117.98 FEET; THENCE NORTH 64° 41' 24" EAST FOR A**



DISTANCE OF 332.16 FEET; DEPARTING SAID EAST RIGHT OF WAY LINE, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE BY THE FOLLOWING COURSES: THENCE NORTH 12° 47' 44" WEST FOR A DISTANCE OF 948.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1095.92 FEET AND AN ARC LENGTH OF 353.86 FEET, BEING SUBTENDED BY A CHORD OF NORTH 22° 02' 44" WEST FOR A DISTANCE OF 352.32 FEET; THENCE NORTH 31° 17' 44" WEST FOR A DISTANCE OF 272.50 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4961.07 FEET AND AN ARC LENGTH OF 2100.17 FEET, BEING SUBTENDED BY A CHORD OF NORTH 19° 10' 05" WEST FOR A DISTANCE OF 2084.52 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 686.62 FEET AND AN ARC LENGTH OF 563.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 16° 26' 58" EAST FOR A DISTANCE OF 547.36 FEET; THENCE NORTH 39° 56' 22" EAST FOR A DISTANCE OF 293.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1382.40 FEET AND AN ARC LENGTH OF 323.31 FEET, BEING SUBTENDED BY A CHORD OF NORTH 33° 14' 22" EAST FOR A DISTANCE OF 322.57 FEET; THENCE NORTH 26° 32' 24" EAST FOR A DISTANCE OF 420.63 FEET; THENCE NORTH 62° 39' 30" WEST FOR A DISTANCE OF 155.76 FEET, DEPARTING SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 09° 07' 35" EAST FOR A DISTANCE OF 126.85 FEET; THENCE NORTH 01° 19' 17" WEST FOR A DISTANCE OF 97.57 FEET; THENCE NORTH 68° 01' 50" WEST FOR A DISTANCE OF 197.45 FEET TO THE TRUE POINT OF BEGINNING.

ALSO, A FRACTION OF THE NORTHWEST QUARTER OF SECTION 26 LYING WEST OF THE CEMETERY HILL ROAD AND NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WESTERLY EDGE OF CEMETERY HILL ROAD; THENCE SOUTH 88° 00' WEST A DISTANCE OF 1072 FEET; THENCE SOUTH 87° 00' WEST A DISTANCE OF 400 FEET TO A POINT ON THE WEST LINE OF SECTION 26, SAID POINT BEING 3145 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 12 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN.

RAILROAD PROPERTY:

**STRIP 1**

A STRIP OF LAND BEING THE RIGHT OF WAY OF THE ABANDONED TUCANNON BRANCH OF THE UNION PACIFIC RAILROAD COMPANY OVER AND ACROSS SECTIONS 32 AND 33 IN TOWNSHIP 13 NORTH, RANGE 37 E, W.M., AND SECTIONS 4, 3, 10 AND 11, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., COLUMBIA COUNTY, WASHINGTON, AND BEING MORE

PARTICULARLY DESCRIBED AS PARCEL 2 IN THAT CERTAIN QUIT CLAIM DEED DATED JULY 6, 1982, FROM THE UNITED STATES OF AMERICA TO THE OREGON – WASHINGTON RAILROAD & NAVIGATION COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FILED FOR RECORD ON OCTOBER 30, 1984, IN DRAWER 2C AT FRAME 001 OF THE MICROFILM RECORDS OF COLUMBIA COUNTY, WASHINGTON.

**STRIP 2**

ALL THOSE PORTIONS OF THOSE CERTAIN 100.0 FOOT WIDE STRIPS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 11, AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED MARCH 18, 1898, FROM THE NORTHERN PACIFIC RAILWAY COMPANY TO THE OREGON RAILWAY & NAVIGATION COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FILED FOR RECORD ON OCTOBER 3, 1898, IN BOOK V PAGE 609 IN THE DEED RECORDS OF COLUMBIA COUNTY, WASHINGTON, THAT EXTENDS SOUTHEASTERLY FROM THE SOUTHERLY LIMITS OF STRIP 1 HEREIN ABOVE DESCRIBED.

**STRIP 3**

ALL OF THAT CERTAIN 100.0 FOOT WIDE STRIP OF LAND SITUATE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., COLUMBIA COUNTY, WASHINGTON, SAID STRIP BEING THAT CERTAIN FIRST DESCRIBED STRIP OF LAND IN DEED DATED APRIL 14, 1986, FROM THE NEZPERCE-POMEROY RAILROAD COMPANY TO OREGON – WASHINGTON RAILROAD & NAVIGATION COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FILED FOR RECORD ON JUNE 30, 1986, IN DRAWER 2F AT FRAME 207 IN THE MICROFILM RECORDS OF COLUMBIA COUNTY, WASHINGTON.

**STRIP 4**

A STRIP OF LAND 500.0 FEET WIDE SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., COLUMBIA COUNTY, WASHINGTON, SAID STRIP BEING 400.0 FEET ON THE NORTHEAST SIDE AND 100.0 FEET ON THE SOUTHWEST SIDE OF THE CENTERLINE OF THE MAIN TRACK OF THE ABANDONED TUCANNON BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED IN THE YEAR 1987.

**EXCEPTING THEREFROM:**

**PARCEL 1:**

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH,

RANGE 37 E, W.M., IN COLUMBIA COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 182.68 FEET TO A POINT THAT IS 100.0 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE ABANDONED MAIN TRACK OF THE TUCANNON BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 02° 39' 57" WEST ALONG SAID EAST LINE A DISTANCE OF 61.76 FEET TO A POINT THAT IS 50.0 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF ABANDONED MAIN TRACK; THENCE SOUTH 56° 42' 57" EAST ALONG A STRAIGHT LINE PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 175.54 FEET; THENCE NORTH 33° 17' 03" EAST ALONG A STRAIGHT LINE, A DISTANCE OF 100.0 FEET TO A POINT THAT IS 50.0 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE; THENCE NORTH 56° 42' 57" WEST ALONG A STRAIGHT LINE PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 248.06 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02° 39' 57" WEST ALONG SAID EAST LINE, A DISTANCE OF 100.60 FEET TO A POINT IN THE CENTERLINE OF WASHINGTON STATE HIGHWAY SR 261, AS NOW LOCATED; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF HIGHWAY, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1909.86 FEET, AND CHORD THAT BEARS NORTH 55° 20' 11" WEST A DISTANCE OF 322.55 FEET; THENCE SOUTH 33° 17' 03" WEST ALONG A STRAIGHT LINE, A DISTANCE OF 238.71 FEET TO A POINT THAT IS 100.0 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF ABANDONED MAIN TRACK; THENCE SOUTH 56° 42' 57" EAST ALONG A STRAIGHT LINE PARALLEL WITH SAID CENTERLINE OF ABANDONED MAIN TRACK, A DISTANCE OF 490.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF THAT LIES WITHIN THE CURRENT RIGHT OF WAY OF WASHINGTON STATE HIGHWAY SR 261.

PARCEL 2:

A STRIP OF LAND 100.0 FEET WIDE SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., IN COLUMBIA COUNTY, WASHINGTON, SAID STRIP LYING BETWEEN LINES PARALLEL WITH AND 50.0 FEET DISTANT ON EACH SIDE, MEASURED AT RIGHT ANGLES,

FROM THE HEREINAFTER DESCRIBED CENTERLINE OF ABANDONED MAIN TRACK OF THE TUCANNON BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS FORMERLY CONSTRUCTED AND OPERATED, AND EXTENDING SOUTHEASTERLY FROM THE SOUTH LINE OF POWERS ROAD, 60.0 FEET WIDE AS NOW ESTABLISHED, TO A STRAIGHT LINE DRAWN AT RIGHT ANGLES TO THE END OF SAID HEREINAFTER DESCRIBED CENTERLINE OF ABANDONED MAIN TRACK. CONTAINING AN AREA OF 1.41 ACRES, MORE OR LESS.

SAID CENTERLINE OF ABANDONED MAIN TRACK, HEREINAFTER REFERRED TO, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORPS OF ENGINEERS' PROJECT BOUNDARY MARKER #916-7; THENCE NORTH 40° 17' 23" EAST ALONG A SOUTHEASTERLY PROJECT BOUNDARY LINE, A DISTANCE OF 79.99 FEET TO CORPS OF ENGINEERS' PROJECT BOUNDARY MARKER #916-8; THENCE CONTINUING NORTH 40° 17' 23" EAST ALONG THE NORTHEASTERLY EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 50.0 FEET TO A POINT IN SAID CENTERLINE OF ABANDONED MAIN TRACK; THENCE SOUTH 49° 44' 22" EAST ALONG SAID CENTERLINE, A DISTANCE OF 435.31 FEET TO A POINT IN SAID SOUTH LINE OF POWERS ROAD AND THE TRUE POINT OF BEGINNING OF SAID CENTERLINE HEREBY BEING DESCRIBED; THENCE CONTINUING SOUTH 49° 17' 23" EAST ALONG SAID CENTERLINE, A DISTANCE OF 612.30 FEET TO THE END OF SAID CENTERLINE BEING DESCRIBED.

#### PARCEL 3

THAT CERTAIN PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., COLUMBIA COUNTY, WASHINGTON, DESCRIBED IN QUIT CLAIM DEED DATED APRIL 10, 1986, FROM UNION PACIFIC RAILROAD COMPANY TO ROBERT C. AND NETTIE L. BROOKSHIRE, IDENTIFIED IN SAID RAILROAD COMPANY'S RECORDS AS DEED AUDIT NO. UPLS 6316.

#### STRIP 5

ALL THAT PORTION OF THAT CERTAIN 100.0 FOOT WIDE STRIP OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 37 E, W.M., COLUMBIA COUNTY, WASHINGTON, AS DESCRIBED IN THAT CERTAIN BARGAIN AND SALE DEED DATED OCTOBER 14, 1880, FROM JOSEPH AND MARY MORRIS TO THE OREGON RAILWAY & NAVIGATION COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FILED FOR RECORD ON

OCTOBER 19, 1880, IN BOOK D AT PAGE 2 IN THE DEED RECORDS OF COLUMBIA COUNTY, WASHINGTON.

TOGETHER WITH ANY WATER RIGHTS APPURTENANT TO SAID LANDS.

SITUATED IN THE COUNTY OF GARFIELD, STATE OF WASHINGTON:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 40 E, W.M., LYING NORTH OF THE O.W.R. & N. CO. RIGHT OF WAY:

EXCEPT, BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 3, SAID POINT BEING 686.89 FEET SOUTH, MEASURED ALONG SAID EAST LINE, FROM THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12° 55' 12" AND A RADIUS OF 3388.0 FEET, SAID POINT BEING TANGENT TO A LINE BEARING NORTH 62° 13' 48" WEST A DISTANCE OF 763.99 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUN THENCE SOUTH 14° 29' WEST A DISTANCE OF 410.57 FEET TO A POINT IN THE CENTER OF THE CHANNEL OF PATAHA CREEK; THENCE EASTERLY ALONG THE CENTER OF THE CHANNEL OF PATAHA CREEK 860 FEET, MORE OR LESS, TO ITS INTERSECTION THEREOF WITH THE AFORESAID EAST LINE OF SECTION 16; THENCE NORTH 0° 25' WEST ALONG SAID EAST LINE 262.35 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE PROPERTY CONVEYED TO STATE OF WASHINGTON BY DEED OF RECORD IN BOOK OF DEEDS 44, PAGE 92, GARFIELD COUNTY.

ALSO EXCEPT RIGHT OF WAY FOR STATE HIGHWAY NO. 12.

SUBJECT TO AN ACCESS ROAD EASEMENT 15 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH SIDE OF STATE HIGHWAY 12, SAID POINT BEING LOCATED APPROXIMATELY 1990 FEET EAST AND 490 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16; THENCE IN A



SOUTHWESTERLY DIRECTION TO A POINT WHERE SAID LINE WOULD INTERSECT THE NORTH SIDE OF THE O.W.R. & N. CO. RIGHT OF WAY, SAID POINT BEING LOCATED APPROXIMATELY 1540 FEET EAST AND 1995 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16; SAID EASEMENT BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SAID SECTION 16.

TOGETHER WITH A PERPETUAL ROAD ACCESS EASEMENT FOR INGRESS AND EGRESS ACROSS EXISTING ROAD ON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 40 E, W.M. AND THE SOUTHERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY #3, SAID POINT BEING 686.89 FEET SOUTH, MEASURED ALONG SAID EAST LINE FROM THE NORTHEAST CORNER THEREOF; THENCE NORTHWEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12° 55' 12" AND A RADIUS OF 3388.0 FEET, SAID POINT BEING TANGENT TO A LINE BEARING NORTH 62° 13' 48" WEST, A DISTANCE OF 763.99 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUN THENCE SOUTH 14° 20' WEST 410.57 FEET TO A POINT IN THE CENTER OF THE CHANNEL OF PATAHA CREEK; THENCE EASTERLY, ALONG THE CENTER OF THE CHANNEL OF PATAHA CREEK 860 FEET, MORE OR LESS, TO ITS INTERSECTION THEREOF WITH THE AFORESAID EAST LINE OF SECTION 16; THENCE NORTH 0° 25' WEST, ALONG SAID EAST LINE 262.35 FEET TO THE POINT OF BEGINNING.

ALSO, A STRIP OF LAND 50.0 FEET WIDE SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER-CORNER OF SAID SECTION 17; THENCE SOUTH ALONG THE EAST LINE OF SECTION 17, A DISTANCE 71.5 FEET, TO A POINT THAT IS 50.0 FEET DISTANT AND SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE ORIGINAL MAIN TRACK OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH AND 50.0 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF ORIGINAL MAIN TRACK, A DISTANCE OF 110.0 FEET, TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE WESTERLY LINE OF A COUNTY ROAD AND THE TRUE

POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 800.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 50.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES ALONG A LINE PARALLEL WITH AND 100.0 FEET DISTANT SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF ORIGINAL MAIN TRACK, A DISTANCE OF 800.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID WESTERLY LINE OF COUNTY ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF COUNTY ROAD, A DISTANCE OF 50.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

RESERVATION OF MINERAL RIGHTS BY UNION PACIFIC RAILROAD CO.

ALSO THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF THE ABANDONED O.W.R. & N. RIGHT OF WAY WHERE IT INTERSECTS THE WESTERLY LINE OF THE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE 800 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 100 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY TO ITS INTERSECTION WITH THE WESTERLY LINE OF COUNTY ROAD; THENCE NORTHEASTERLY TO THE PLACE OF BEGINNING.

A STRIP OF LAND CONTAINING APPROXIMATELY 6.66 ACRES LYING 50 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF THE ORIGINAL RAILROAD RIGHT OF WAY IN SW 1/4 OF SE 1/4, SE 1/4 OF SE 1/4 OF SECTION 16, TOWNSHIP 12, RANGE 40, E.W.M.

TOGETHER WITH ANY WATER RIGHTS APPURTENANT TO SAID LANDS.

EXHIBIT "B" TO REAL ESTATE CONTRACT  
Equipment Purchased

Located in Garfield County, Washington

<u>Item</u>	<u>Purchase Date</u>
Powder River Water Troughs	2003
5 x 12 Steel Panels	2003
Pivot Irrigation System	2008

Located in Columbia County, Washington

<u>Item</u>	<u>Purchase Date</u>
Portable Loading Ramp	1993
Livestock Scales	1993
Cow Cradle	1994
Feeder	1992
Washer, dryer in house	1993
Chutes and Bars for Loader	1996
Hay Rake	1997
Pataha Valley Livestock Portable Corral	1998
Pataha Valley Livestock Roll Gate	1998
Dunning Irrigation Parts & Supplies	1998
Hydraulic Lift Chute	1999
Panels/Gates/Materials for Squeeze Chute	1999
10' Feeders	1992
Livestock Gates and Troughs	1992
Water Troughs	1992
Livestock Panels and Water Troughs	1993
Hal Warren Water Tank and Scales	1993
Waterers	1994
Pump Pad	1994
Pump Pad – River	1994
Feed Trough, Water Troughs	1994
Water Storage System	1995
Gates With Wheels	1995
Feeder Bin	1996
Priefert Table	1999
Diesel Tank and Stand	2001
6' and 8' Corral Panels	2002
Feeder Bins	2002
16' Tube Corral Panels	2002
16' Oklahoma Panels	2002

RE 228 Water Tank	2003
RE 224 Water Tank	2003
RE 4243 Water Tank	2003
Fence Panels	2004
6' Water Trough	2004
K-Line Irrigation Pipe (at Kellogg)	2005
8' Bale Feeder Bins	2005
PGG Irrigation Cross Creek	1997
PGG Stock Water Lines	1997
W&W Const-Inv 139 New Stock Water	1997
Flynn's Irrigation Pump – Dodge Prop	1999
PGG 10 hp Pump Installation	1998
W Fletcher Inc Water Line Riveria	1996
W&W Constr – City Water Work	1996
W&W Constr – Herres Water Work	1996
W&W Constr - Herres Water Supply	1996
PGG Herres Irrigation System	1996
W&W Constr – Herres Water Line	1996
Hal Warren – Water System	1995
Hal Warren – Rivera Water Dev	1995
PGG Irrigation	1994
Flynn's Electric River Supplies	1994
Water Troughs – City Lumber	1993
Pataha Valley Lvstk – Water Troughs	1993
Water Pump	2006
119 Gallon Tank for Kellogg Well	2007
10', 12', 16' Gates	2007
K-Line Irrigation Supplies at Kellogg	2007
Pivot Supplies	2007
Water Troughs	2007
Circle	1993
Scales	1993
Kenmore Refrigerator	1993
New Air Conditioner	2008
All Irrigation Equipment and Supplies	2014
	(various)